



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

August 17, 2023

Mr. Matthew Pohlhaus
Bohler Engineering
901 Dulaney Valley Road
Suite 801
Towson, MD 21204

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
7126 Wisconsin Avenue
Preliminary Plan #: 120230020
Site Plan #: 820230020
SM File #: 288228
Tract Size/Zone: 1.05 Ac./CR3.0,C-3.0,R-
2.75,H-225
Total Concept Area: 0.84 Ac./36,370 sf
Lots and Parcel(s): Lots P9, P10, 24 & Parcel D
Watershed and Class: Little Falls Branch/I
Type of Development: Redevelopment

Dear Mr. Pohlhaus:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP using micro-bioretenion planter boxes and green roof, and a partial waiver of stormwater management requirements due to site constraints.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. A partial waiver fee will be required prior to permit issuance. The waiver fee will be based on disturbed area and impervious area outside of the SHA right-of-way, and Pe provided onsite.
5. Stormwater Management for improvements in the SHA right-of-way are not reviewed by DPS. However, any stormwater management required by SHA must be included on the final design plans submitted to DPS.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
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6. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purposes only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.
7. Access to all green roofs must be from a common area or community space.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 288228

ESD: Required/Provided 5,346 cf / 3,594 cf
PE: Target/Achieved: 2.00"/1.34"
STRUCTURAL: N/A cf
WAIVED: 1,753 SF